



### NOTICE OF PUBLIC HEARING (REVISED)

Notice Mailed: March 25, 2015

<b>HEARING DATES:</b>	On <b>Monday, April 14, 2014</b> , the <b>City of Oregon City Planning Commission</b> will conduct a public hearing at 7:00 p.m., and on <b>Wednesday, May 7, 2014</b> , the <b>City of Oregon City – City Commission</b> will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 615 Center Street, Oregon City 97045 on the following Type IV Applications. Any interested party may testify at the public hearings or submit written testimony at or prior to the close of the City Commission hearing.
<b>FILE NUMBER:</b>	ZC 13-03: Zone Change from “R-10” Single-Family Dwelling District to “R-8” Single-Family Dwelling District
<b>APPLICANT:</b>	Venture Properties, Inc. 4230 SW Galewood Street, Suite 100 Lake Oswego, Oregon 97035
<b>REPRESENTATIVE:</b>	AKS Engineering & Forestry, LLC 13910 SW Galbreath Drive, Suite 100 Sherwood, Oregon 97140
<b>OWNERS:</b>	Johnson Family Joint Trust, 19882 White Lane, Oregon City, Oregon 97045 Tolstrup Loving Trust, Edwin and Reitha Tolstrup, 15550 S. Kirk Road, Oregon City, Oregon 97045
<b>REQUEST:</b>	(Amended Application )The applicant is seeking approval for a Zone Change from “R-10” Single-Family Dwelling District to “R-8” Single-Family Dwelling District.
<b>LOCATION:</b>	19584 Central Point Rd., Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1701 No Address, Oregon City, OR 97045, Clackamas County Map 3-2E07C, TL 1003 No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1593 No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1503 19882 White LN, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1600
<b>CONTACT PERSON:</b>	Pete Walter, AICP, Planner (503) 496-1568
<b>NEIGHBORHOOD:</b>	Hazel Grove/Westling Farm Neighborhood Association
<b>CRITERIA:</b>	Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, “R-10” Single-Family Dwelling District and “R-8” Single-Family Dwelling District of the Oregon City Municipal Code. The City Code Book is available on-line at <a href="http://www.orcity.org">www.orcity.org</a> .

This application is subject to the Administration and Procedures section of the Oregon City Code set forth in Chapter 17.50. The application and all documents and evidence submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Suite 200 from 8:00 AM-5:00 PM, Monday - Thursday. The staff report, with all the applicable approval criteria, will also be available for inspection seven days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance. Any interested party may testify at the public hearing and/or submit written testimony at or prior to the close of the City Commission hearing. Written comments must be received by close of business at City Hall 10 days before the scheduled hearing to be included in the staff report. Written comments received within 10 days of the hearing will be provided to the Commission at the hearing. The public record will remain open until the City Commission closes the public hearing. Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the City Commission hearing, in person or by letter, with sufficient specificity to afford the Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. Parties with standing may appeal the decision of the City Commission to the Land Use Board of Appeals. Any appeal will be based on the record. The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

A city-recognized neighborhood association requesting an appeal fee waiver following issuance of a land use decision pursuant to 17.50.290(C) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal.



6605 SE Lake Road, Portland, OR 97222  
 PO Box 22109, Portland, OR 97269-2109  
 Phone: 503-684-0360 Fax: 503-620-3433  
 E-mail: [legals@commnewspapers.com](mailto:legals@commnewspapers.com)

**AFFIDAVIT OF PUBLICATION**

State of Oregon, County of Clackamas, SS  
 I, Charlotte Allsop, being the first duly sworn, depose  
 and say that I am Accounting Manager of *Clackamas  
 Review/Oregon City News and Estacada News*, a  
 newspaper of general circulation, published at  
 Clackamas, in the aforesaid county and state, as  
 defined by ORS 193.010 and 193.020, that

**City of Oregon City  
 Notice of Public Hearing/ ZC13-03  
 CLK13024**

a copy of which is hereto annexed, was published in  
 the entire issue of said newspaper for  
 1  
 week in the following issue:  
**March 26, 2014**

*Charlotte Allsop*

Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this  
 March 26, 2014.

*René R. Muller*

NOTARY PUBLIC FOR OREGON

My commission expires *Sept. 11, 2016*

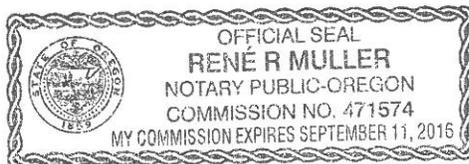
**PO: Pete Walter**

Acct #500291  
**Attn: Pete Walter**  
 City of Oregon City  
 PO Box 3040  
 Oregon City, OR 97045-0304

Size: 2 x 7.25"

Amount Due: \$171.82\*

\*Please remit to address above.



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**FILE NUMBER:** ZC 13-03: Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District

**APPLICANT:** Venture Properties, Inc.

**REPRESENTATIVE:** AKS Engineering & Forestry, LLC

**OWNERS:** Johnson Family Joint Trust and Tolstrup Loving Trust (Edwin and Reitha Tolstrup)

**REQUEST:** The applicant is seeking approval for a Zone Change from "R-10" Single-Family Dwelling District to "R-8" Single-Family Dwelling District. This is a revised application.

**LOCATION:** 19584 Central Point Rd., Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1701

No Address, Oregon City, OR 97045, Clackamas County Map 3-2E07C, TL 1003

No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1593

No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1503

19882 White LN, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1600

**CONTACT PERSON:** Pete Walter, AICP, Planner (503) 496-1568, [pwalter@orc.org](mailto:pwalter@orc.org)

**NEIGHBORHOOD:** Hazel Grove/Westling Farm Neighborhood Association

**CRITERIA:** Administration and Procedures are set forth in Chapter 17.50, Zoning Changes and Amendments in Chapter 17.68, "R-10" Single-Family Dwelling District and "R-8" Single-Family Dwelling District of the Oregon City Municipal Code. The City Code Book is available on-line at [www.orcity.org](http://www.orcity.org).

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Publish 03/26/2014.

CLK13024



## POSTING OF NOTICE FOR LAND USE APPLICATIONS

Applicant: Venture Properties, Inc.

Location: 19584 Central Point Rd., Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1701  
No Address, Oregon City, OR 97045, Clackamas County Map 3-2E07C, TL 1003  
No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1593  
No Address, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL1503  
19882 White LN, Oregon City, OR 97045, Clackamas County Map 3-1E-12D, TL 1600

File Number: ZC 13-03: Zone Change from "R-10" to "R-8"

Your application requires the posting of signs on the subject site that provides a brief description of your development and requests comments from the public. The signs shall be mounted on a sturdy backing (such as plywood), and posted within 10 to 15 feet of the street so they are clearly visible. The notices shall not be posted on trees or utility poles. If the weather is wet please cover the signs with clear plastic, or other clear weatherproof material. It is your responsibility to post the signs and failure to do so by the date specified will result in the automatic extension of the public comment period.

The signs shall be posted by **March 26, 2014** so that they are clearly visible along the street fronting the property. A map is enclosed distinguishing the location of where the signs should be posted. Please remove the signs after a final city decision. If you have any questions please contact me at (503) 496-1568.

Pete Walter, AICP, Associate Planner  
City of Oregon City - Planning Division  
221 Molalla Avenue, Suite 200  
Oregon City, Oregon 97045

### PLEASE SIGN AND RETURN THIS NOTICE TO THE PLANNING DIVISION

I hereby certify that on (date) 03/26/14, I posted the required signs on the subject site in accordance with the requirement of the Oregon City Municipal Code. If there is any delay in the city's land use process caused by the applicant's failure to correctly post the subject property for the required period of time and in the correct location, the applicant agrees to extend the one-hundred-twenty-day period in a timely manner.

  
Applicant

03/26/14  
Date